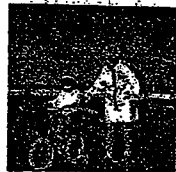


**EXHIBIT 7 - Part 1**

THE CITY OF SAN LEANDRO



# General Plan



## ACKNOWLEDGMENTS

### **CITY COUNCIL**

Shelia Young, *Mayor*  
Bob Glaze, *Vice Mayor*  
Orval Badger  
Surlene Grant  
Gary Loeffler  
Glenda Nardine  
Anthony Santos

*Former Council Member:* Joanne Lothrop  
*Former Council Member:* Gordon Galvan

**GENERAL PLAN  
ADVISORY COMMITTEE  
(GPAC)**

**CHAIR:** BILL STEPHENS

**VICE-CHAIR:** DALE REED

**RESIDENTIAL  
NEIGHBORHOODS**

Bill Stephens, *Chair*  
Morgan Rice, *Vice Chair*  
Audrey Albers  
Ingrid Christiansen  
Cynthia Eliason  
Robert Leigh  
Mike Mahoney  
Lindsey Noss  
Fred Reicker  
Florence Ruha  
Chuck Serrano  
Melody Tannam  
Barbara Tierney  
Martin Tuttle  
Rick Williams

**COMMUNITY SERVICES AND  
FACILITIES**

Barbara Sidari, *Chair*  
Dean Koenig, *Vice Chair*  
Lisa Allphin  
Sandra Benz  
Liisa Burns  
Sherry Hitchcock  
Barbara Jue  
Kati Knox  
Patrick Larsen  
Geraldine Mellen  
Kim Miller  
Kent Myers  
Rose Padilla-Johnson  
Ken Pon

**BUSINESS AND INDUSTRY**

Dale Reed, *Chair*  
Bob Berger, *Vice Chair*  
Bernard Ashcraft  
Richard Benson  
Rick Collins  
Jennifer Diaz  
Chris Ehrenberg  
Marilyn Fels  
Heidi Finberg  
Tom Guarino  
Marcene Nardine  
Roger Ravenstad  
Susan Riskin-Poulsen  
John Sullivan

**TRANSPORTATION**

William Fong, *Chair*  
Claire Koenig, *Vice Chair*  
Aidan Barry  
Patricia Bowens  
Fred Bystedt  
Carlos Cardoza  
Alice Chin  
Jeff Houston  
Harry Lema  
Victor Madrigal  
Tony Santos  
Linda Skaar

**HISTORIC PRESERVATION AND  
COMMUNITY DESIGN**

Alice Chin, *Chair*  
Christopher Dorn, *Vice Chair*  
Chris Ehrenberg  
Marilyn Fels  
Lucille Kline  
Claire Koenig  
Victor Madrigal  
Geraldine Mellen  
Al Padro  
Fred Reicker  
Linda Skaar  
Bill Stephens  
Melody Tannam

**SAFETY AND NOISE**

Jennifer Diaz, *Chair*  
Lucy Corzantes, *Vice Chair*  
Wafaa Aborashed  
Sandra Benz  
Patricia Bowens  
Carlos Cardoza  
Rick Collins  
William Fong  
Pete DiGregorio  
Paul Nahm  
Julian Polvorosa  
Ken Pon  
Dale Reed  
Barbara Sidari

**OPEN SPACE,  
CONSERVATION, AND PARKS**

Heidi Finberg, *Chair*  
Dean Koenig, *Vice Chair*  
Audrey Albers  
Lisa Allphin  
Aidan Barry  
Julie Cuellas  
Cynthia Eliason  
Jeff Houston  
Barbara Jue  
Patrick Larsen  
Robert Leigh  
Mike Mahoney  
Chuck Serrano  
John Sullivan

**PLANNING COMMISSION**

Alice Chin  
Joe Collier  
Esther Holcomb  
Mike Mahoney  
Adrian McCall  
Al Padro  
Dale Reed

*Former Commissioners ('99-'00):*  
Thomas Burpee  
Raffi Demirjian  
Roger Ravenstad

**BOARD OF ZONING  
ADJUSTMENTS**

Cynthia Eliason  
Amanda Goldt  
Bob Grazzini  
Melody Marr  
Darryl Shields  
Frank Sidari

*Former BZA Members ('99-'00):*  
Orval Badger  
Jeff McGallian  
Al Padro

**STAFF**

*City Manager:* John Jermanis

**GENERAL PLAN TEAM**

*Community Development Director:* Hanson Hom  
*Planner III/Project Manager:* Matt Tomas  
*Planner II:* Beth Greene  
*Planner III:* Debbie Pollart  
*Planning Interns:* Oliver Jerschow and Scott Gilliland  
*Former Planning Staff:* Kathleen Livermore  
*Former Transportation Manager:* Ray Davis  
*Economic Development Manager:* Luke Sims  
*Economic Development Specialist:* Seth Hudson  
*Administrative Staff:* Nina Hinton, Sarina Martinez  
*City Attorney:* Liane Randolph  
*Assistant City Attorney:* Jeff Goldfien  
*City Attorney Emeritus:* Steve Meyers  
*Recreation and Human Services Manager:* Micki Cronin

**CONSULTANTS**

*Project Manager:* Barry Miller, AICP

**ASSOCIATED SUBCONSULTANTS**

*Public Participation:* Moore Iacofano Goltsman  
*Traffic Analysis:* Fehr & Peers Associates, Inc.  
*Noise Analysis:* Illingworth and Rodkin  
*Hazardous Materials:* Orion Environmental  
*Real Estate and Fiscal Issues:* Strategic Economics

*Design:* Alan Davenport Design Associates

# TABLE OF CONTENTS

Acknowledgments	i	<b>3 LAND USE</b>	
Table of Contents	v	<b>FRAMEWORK</b>	3-2
Figures, Charts, and Tables	x	<b>A Overview</b>	3-2
VISION STATEMENT	xii	<b>B Major Planning Concepts</b>	3-3
		What "Smart Growth" Means for	
		San Leandro	3-3
		Building A More Sustainable City	3-4
		Creating a "There"	3-5
		<b>C City Structure</b>	3-6
		Downtown	3-6
		Residential Neighborhoods	3-6
		Business Districts and Corridors	3-9
		Parks and Open Space	3-9
		<b>D Land Use Diagram and Definition of</b>	
		Categories	3-10
		Land Use Diagram	3-10
		Land Use Categories	3-11
		Text Box: Calculating Density	
		and Intensity	3-15
		Related Issues	3-16
		<b>RESIDENTIAL NEIGHBORHOODS</b>	3-17
		<b>A Overview</b>	3-17
		<b>B San Leandro's Neighborhoods</b>	3-18
		Northeast	3-18
		North	3-21
		Central	3-21
		Davis Corridor	3-22
		Halcyon-Foothill	3-22
		Floresta/Springlake	3-23
		Washington Manor/Bonaire	3-24
		West of Wicks	3-25
		Marina	3-25
		Bay-O-Vista	3-26
<b>1 INTRODUCTION</b>			
A Introducing the			
San Leandro General Plan	1-1		
B Context for the General Plan	1-2		
Text Box: Relationship of the			
General Plan to Other Plans			
and Programs	1-3		
C How to Use the General Plan	1-4		
D The General Plan Update Process	1-7		
E Organization of the Plan	1-8		
F Implementing and Amending the Plan	1-11		
<b>2 SAN LEANDRO IN PERSPECTIVE</b>			
A Our Role in the Region	2-1		
B History	2-2		
C Population	2-5		
D Economy	2-9		
E Land Use	2-10		
F Transportation System	2-12		
G Environment	2-12		
H Development Potential	2-13		

<b>C Planning Issues</b>	3-27	<b>F Marina Boulevard and</b>	
Community Standards	3-27	<b>South-of-Marina</b>	3-94
Neighborhood Character	3-27	<b>G West San Leandro Business District</b>	3-96
New Housing Opportunities	3-28	<i>In a Nutsbell: The Report and</i>	
Mitigation of Public Facility Impacts	3-28	<i>Recommendations of the West San</i>	
Citizen Participation	3-28	<i>Leandro Advisory Committee</i>	3-96
<b>D Goals, Policies, and Actions</b>	3-29	<b>H San Leandro Marina</b>	3-98
Goal 1: Community Standards	3-29	<b>I MacArthur Corridor</b>	3-100
Goal 2: Neighborhood Character	3-33	<b>J Mid-Washington Corridor</b>	3-101
Goal 3: New Housing Opportunities	3-36	<b>BEYOND THE CITY LIMITS:</b>	
Goal 4: Mitigation of Public Facility		<b>SAN LEANDRO'S PLANNING AREA</b>	3-103
Impacts	3-39	<b>A Overview</b>	3-103
Goal 5: Citizen Participation	3-41	<b>B Ashland</b>	3-105
<b>BUSINESS AND INDUSTRY</b>	3-43	<i>In a Nutsbell: The Unincorporated</i>	
<b>A Overview</b>	3-43	<i>San Leandro Planning Area</i>	3-106
<b>B Employment Districts</b>	3-44	<b>C Hillcrest Knolls/Fairmont Ridge</b>	3-112
Downtown	3-44	<b>D Western Castro Valley</b>	3-113
Industrial Districts	3-44	<b>E Former San Leandro Rock Quarry</b>	3-113
Office Districts	3-46		
Retail, Service, and			
Entertainment Districts	3-46	<b>4 TRANSPORTATION</b>	
San Leandro Marina	3-51	<b>A Overview</b>	4-1
<b>C Planning Issues</b>	3-51	<b>B Transportation and Land Use</b>	4-2
Land Use Compatibility	3-51	<i>Text Box: Integrating Land Use</i>	
Business Image	3-53	<i>and Transportation Planning</i>	4-3
<i>In a Nutsbell: San Leandro</i>		<b>C Travel Modes</b>	4-4
<i>Economic Development Strategy and</i>		Bicycling and Walking	4-4
<i>Work Program</i>	3-53	Public Transit	4-7
Jobs-Housing Balance	3-54	Shuttles, Carpools, and Vanpools	4-10
<b>D Goals, Policies, and Actions</b>	3-55	Automobiles	4-11
Goal 6: Downtown Revitalization	3-55	Trucks	4-15
Goal 7: Industrial and Office Districts	3-59	Railroads	4-15
Goal 8: Retail and Service Districts	3-66	Airports	4-16
Goal 9: Marina and Shoreline	3-71	Water Transportation	4-16
Goal 10: Land Use Compatibility	3-73	<b>D Traffic Forecasts and</b>	
Goal 11: Business Image	3-76	<b>Planned Improvements</b>	4-19
Goal 12: Jobs-Housing Balance	3-79	Level of Service	4-19
<b>FOCUS AREAS</b>	3-80	Planned Improvements	4-22
<b>A Downtown</b>	3-80	<b>E Transportation and the</b>	
<i>In a Nutsbell: The Downtown Plan</i>		<b>Urban Environment</b>	4-25
<i>and Urban Design Guidelines</i>	3-83	Neighborhood Traffic Management	4-25
<b>B East 14th Corridor</b>	3-84	Traffic Safety	4-27
<i>In a Nutsbell: The North Area Plan</i>		Pedestrian-Oriented Streetscape	4-28
<i>and Revitalization Manual</i>	3-86	<b>F Interagency Coordination</b>	4-28
<b>C Bayfair</b>	3-88		
<b>D Downtown BART Station Area</b>	3-89		
<i>In a Nutsbell: The Central</i>			
<i>San Leandro/BART Area</i>			
<i>Revitalization Study</i>	3-90		
<b>E San Leandro Boulevard Corridor</b>	3-91		

<b>G Goals, Policies, and Actions</b>	4-30	<b>C Man-Made Hazards</b>	6-8
Goal 13: Coordinating Land Use and Transportation	4-30	Air Pollution	6-8
Goal 14: Bicycle and Pedestrian Circulation	4-33	<i>In a Nutsbell: An Air Pollution Primer</i>	6-9
Goal 15: Public Transportation	4-35	Water Pollution	6-10
Goal 16: Streets and Highways	4-39	Hazardous Substances	6-11
Goal 17: Neighborhood Traffic Management	4-41	Aviation Hazards	6-13
Goal 18: Traffic Safety	4-43	<b>D Emergency Preparedness</b>	6-14
Goal 19: Pedestrian-Oriented Streetscape	4-45	<b>E Noise</b>	6-16
Goal 20: Interagency Coordination	4-47	Existing and Projected Noise Environment	6-16
		<i>In a Nutsbell: How Noise is Measured</i>	6-19
<b>5 OPEN SPACE, PARKS, AND CONSERVATION</b>		Noise Compatibility	6-20
<b>A Overview</b>	5-1	Stationary Noise	6-20
<b>B Open Space</b>	5-2	Transportation Noise	6-24
<b>C Parks</b>	5-3	Airport Noise	6-25
City Parks	5-3	<b>F Goals, Policies and Actions</b>	6-28
<i>Text Box: San Leandro's Parks</i>	5-3	Goal 29: Mitigation of Natural Hazards	6-28
Regional Parks and Trails	5-9	Goal 30: Wildfire Hazards	6-31
Joint Use Agreements	5-10	Goal 31: Air Quality	6-32
<b>D Natural Resources</b>	5-11	Goal 32: Water Quality	6-34
San Leandro Creek	5-11	Goal 33: Hazardous Materials	6-37
Plant and Animal Resources	5-15	Goal 34: Emergency Preparedness	6-40
<i>In a Nutsbell: San Leandro Habitat</i>	5-16	Goal 35: Noise Compatibility	6-43
Other Resource Issues	5-20	Goal 36: Transportation Noise	6-46
<b>E Conservation</b>	5-22	Goal 37: Airport Impacts	6-48
Water	5-22		
Solid Waste and Recycling	5-22	<b>7 HISTORIC PRESERVATION AND COMMUNITY DESIGN</b>	
<i>Text Box: "What's a Green Building?"</i>	5-23	<b>A Overview</b>	7-1
Energy	5-24	<b>B Historic Preservation</b>	7-2
<b>F Goals, Policies, and Actions</b>	5-26	Historic and Archaeological Resources	7-2
Goal 21: Rehabilitation of Existing Parks	5-26	Developing a More Effective Preservation Program	7-4
Goal 22: Development of New Parks	5-30	<i>Text Box: Historic Preservation Mission Statement</i>	7-7
Goal 23: Regional Parks	5-33	Defining the City's Role	7-10
Goal 24: Joint Use	5-35	Public Awareness of Local History	7-11
Goal 25: San Leandro Creek	5-38	The Economics of Preservation	7-12
Goal 26: Plant and Animal Communities	5-40	<b>C Community Design</b>	7-12
Goal 27: Resource Conservation	5-42	Overview	7-12
Goal 28: Energy	5-44	Building a Sense of Place	7-14
		Quality Construction and Design	7-18
		Toward a More Visually Attractive City	7-19
<b>6 ENVIRONMENTAL HAZARDS</b>			
<b>A Overview</b>	6-1		
<b>B Natural Hazards</b>	6-2		
Earthquakes	6-2		
Landslides and Erosion	6-3		
Wildfire	6-4		
Flooding	6-7		



<b>D Goals, Policies, and Actions</b>	7-22
Goal 38: Historic Preservation Program	7-22
Goal 39: Defining the City's Role	7-27
Goal 40: Public Awareness of Local History	7-30
Goal 41: The Economics of Preservation	7-33
Goal 42: Sense of Place	7-35
Goal 43: Quality Construction and Design	7-38
Goal 44: A More Visually Attractive City	7-41

## **8 COMMUNITY SERVICES AND FACILITIES**

<b>A Overview</b>	8-1
<b>B Public Safety</b>	8-2
Law Enforcement	8-2
Fire Protection	8-3
<b>C Education and Information Services</b>	8-4
Schools	8-4
Library and Information Services	8-8
<b>D Social Services</b>	8-10
Child Care	8-10
Youth	8-11
Seniors	8-12
Cultural Arts	8-12
Responding to Diversity	8-13
Other Special Needs Populations	8-13
<b>E Infrastructure</b>	8-14
Water	8-14
Wastewater	8-14
Drainage	8-16
<b>F Goals, Policies, and Actions</b>	8-17
Goal 45: Police and Fire	8-17
Goal 46: Schools	8-20
Goal 47: Library and Information Services	8-22
Goal 48: Child Care	8-24
Goal 49: Youth Services	8-27
Goal 50: Senior Services	8-30
Goal 51: Responding to Diversity	8-32
Goal 52: Infrastructure	8-34

## **9 HOUSING**

(to be adopted separately through a General Plan Amendment) 9-1

**10 AGENDA FOR ACTION**

<b>A Overview</b>	10-1
<b>B Focus Area Priorities</b>	10-2
<b>C Major Initiatives</b>	10-3
Zoning Code Changes and	
Map Revisions	10-3
Capital Improvements	10-3
Design Review and Guidelines	10-7
Business Development Programs	10-8
Annual Budgeting and	
City Operating Procedures	10-9
Emergency Preparedness Program	10-9
Follow-Up Plans and Studies	10-10
Historic Preservation Program	10-10
Intergovernmental Coordination	10-11
Ordinances	10-14
Public Education and Outreach	10-14
<b>D General Plan Annual Report and</b>	
<b>5-Year Evaluation</b>	10-15
<b>E Epilogue</b>	10-15
Glossary	A-1
Index	B-1

**FIGURES, CHARTS, AND TABLES****LIST OF FIGURES**

1-1	San Leandro Planning Area	1-5
2-1	Regional Location	2-3
2-2	Evolution of the City, 1872-2000	2-7
3-1	City Structure	3-7
3-2	Land Use Map (reduced)	3-13
3-3	Residential Neighborhoods	3-19
3-4	Retail/Service Districts	3-49
3-5	Focus Areas	3-81
3-6	Unincorporated San Leandro Planning Area	3-107
3-7	Unincorporated Area Land Use Diagram	
4-1	Bikeway Plan	4-5
4-2	Master Roadway Plan	4-13
4-3	Truck Routes and Railroads	4-17
5-1	San Leandro Park System	5-5
5-2	Creeks, Drainage Ways, and Watersheds	5-13
5-3	Natural Resources	5-17
6-1	Earthquake Hazards	6-5
6-2	2000 Noise Contours	6-17
6-3	2015 Noise Contours	6-21
7-1	Historic Resources	7-5
7-2	Community Design Features	7-15
8-1	Community Facilities	8-5

**LIST OF CHARTS**

1-1	Correspondence Between State-Mandated General Plan Elements and San Leandro General Plan Elements	1-9
2-1	San Leandro Population, 1900-2000	2-5
2-2	Year of Construction of San Leandro's Housing Stock	2-6
2-3	Composition of San Leandro's Housing Stock	2-6
2-4	Jobs/Housing Ratios in Selected Alameda County Communities	2-10
2-5	Existing Land Uses in San Leandro, 2000	2-11
3-1	Survey Findings: Commercial Development	3-47
3-2	Characteristics of San Leandro's Major Retail Centers	3-48
4-1	Survey Findings: Traffic Calming	4-26
4-2	Top Accident Locations in San Leandro, 1994-1998	4-27
5-1	Survey Findings-Recreational Needs	5-7
6-1	Survey Findings-Emergency Preparedness	6-15

6-2	Survey Findings—Noise	6-16
6-3	Typical Sound Levels in the Built Environment	6-20
7-1	Survey Findings—City Beautification	7-12
8-1	San Leandro and San Lorenzo USD Historic Enrollment	8-4
8-2	Demographic (Age) Shifts, 1990-2000	8-11

**LIST OF TABLES**

2-1	Development Forecasts for San Leandro, 2000-2015	2-14
3-1	Acreages in Each Land Use Type	3-12
3-2	Correspondence Between Land Use Diagram Designations and Zoning Designations	3-16
4-1	Average Daily Traffic Volumes (ADT) on San Leandro Streets	4-12
4-2	Level of Service Interpretation	4-20
4-3	Levels of Service at Major San Leandro Intersections, 2000 and 2015	4-21
4-4	Planned Street Improvements in San Leandro, 2000-2015	4-22
5-1	Park and Recreational Facilities in San Leandro	5-4
6-1	Noise Compatibility Standards for San Leandro Land Uses	6-23
7-1	Documented Historic Structures in San Leandro, 2001	7-8, 7-9
10-1	Zoning Code Revisions to be Made or Considered Following General Plan Adoption	10-4
10-2	Highest Priority Capital Improvement Projects Identified by the General Plan	10-5, 10-6
10-3	San Leandro Planning Initiatives Requiring Coordination With Other Agencies	10-12, 10-13

